



WANBOROUGH Parish Council

Hooper's Field Sports Facility
Rotten Row
Wanborough
SWINDON
Wiltshire
SN4 0AN

Email: clerk@wanborough.info
Telephone: 07588 769829

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Foxbridge Village South

Reserved Matters Re-consultation: Formal Objection

Application S/RES/25/0233 | Land at Foxbridge Village South, New Eastern Villages,
Wanborough Road, Swindon

Submitted by Wanborough Parish Council

Headline position

Wanborough Parish Council maintains its objection. The reduction from 316 to 286 dwellings has not resolved the principal technical and design concerns. The Lead Local Flood Authority recommends that the application is not approved, while highway, noise, urban design, active-travel and infrastructure matters remain unresolved.

1. Introduction and overall position

Wanborough Parish Council has considered the amended Reserved Matters application following the latest re-consultation and has reviewed the principal site plans, applicant documents and consultee responses available to it. The Council also considered the application at a public meeting and endorses the conclusions of its councillor briefing.

The Council recognises that the proposal has been reduced from 316 to 286 dwellings and that amendments have been made to the layout, housing mix, road hierarchy and design treatment. However, these changes do not overcome the Council's core objections. In particular:

- the Lead Local Flood Authority recommends "Not Approved";
- the internal highway and active-travel layout still contains unresolved safety and operational matters;
- Environmental Health requires a new Noise Impact Assessment because the previous assessment can no longer be relied upon;
- the Urban Design and Conservation Officer identifies significant weaknesses in the Village Core, Main Street, parking and rural-edge treatment;

- the proposal still reads as a conventional housing estate rather than a genuine village community; and
- essential education, healthcare, sewerage and other infrastructure remains insufficiently clear, deliverable or appropriately phased.

The Parish Council therefore objects to approval of the application in its current form and considers that substantial redesign and further evidence are required.

2. Drainage and flood risk

This remains the clearest and strongest reason why the application should not be approved. The Lead Local Flood Authority's recommendation is unequivocal: "Not Approved". The authority identifies that:

- the surface-water strategy is not consistent with the principles agreed at outline stage;
- some proposed outfalls connect to Swindon Borough Council highway drainage assets, which is not permitted;
- known groundwater and land-drainage problems remain unresolved;
- the applicant has not demonstrated that the development would avoid increasing flood risk elsewhere;
- supporting calculations have not been provided to demonstrate that the drainage system has sufficient capacity;
- the northern parcel does not show adequate SuDS before discharge to a ditch;
- a known land-drainage ditch is not functioning and the condition and future maintenance of the associated drainage pipe are unconfirmed; and
- several swales shown at outline stage are no longer included in the present layout.

The reduction in dwelling numbers has not resolved the drainage problem. The Parish Council supports the Lead Local Flood Authority and considers that approval should not be granted unless and until a lawful, technically robust and independently accepted drainage strategy is secured, including calculations, groundwater evidence, exceedance routes, lawful outfalls, maintenance arrangements and confirmation that flood risk will not be transferred elsewhere.

Source: Lead Local Flood Authority / Drainage Engineer response, including the recommendation "Not Approved" and stated reasons.

3. Highways, pedestrian safety and active travel

The Parish Council supports the outstanding concerns raised by Transport Development Management. The amended road pattern remains broadly similar to the earlier version and has not yet been demonstrated to operate safely and coherently. Outstanding matters include:

- the Main Street and Green Street junction does not reflect the stated street hierarchy;
- the cycleway arrangement creates potential conflict with Main Street traffic;
- vehicle tracking remains necessary at the S-bend near Plot 130 and near Plot 203;
- the footway between Plots 225 and 254 is diverted into a side road and should be redesigned;
- the ramp detail between Plots 176 and 183 requires clarification; and

- pedestrian access to Plot 207 from a tabled junction has been described by the highway officer as unacceptable on safety grounds.

Active Travel England has issued only general standing advice and has not provided a scheme-specific endorsement of the proposed walking and cycling layout. The applicant's broad assertions of design-code compliance should not outweigh the detailed unresolved concerns of the highway authority.

Sources: Transport Development Management response; Active Travel England response; Design and Access Statement and Design Code Compliance Addendum.

4. Existing public right of way as a central green route

The existing north-south public right of way is an established direct connection between Wanborough, Covingham and the wider urban area. It should be treated as a defining element of the development rather than diverted to accommodate new housing.

The Parish Council objects to the proposed diversion of this route. The layout should instead be designed around the existing alignment, retaining a direct and legible connection. The route should be investigated for upgrading, through the appropriate rights-of-way and highway processes, as a generous pedestrian and cycle connection or shared active-travel corridor.

A direct, overlooked green route could provide a strong community spine linking homes, public spaces, play areas and any community facilities. It would help create the village structure that the present scheme lacks. The houses and streets should respond to the established route, not displace it.

The Council also requests that the wider path network be reconsidered as a connected series of attractive circular walking routes for residents, including safe connections towards Redlands, Wanborough Road and the surrounding countryside.

Source: Current Site Layout showing the existing public right of way and proposed diversion.

5. Failure to create a genuine village community

Despite being presented as Foxbridge "Village", the proposal reads predominantly as a conventional housing estate with facilities and open spaces positioned around its edges rather than forming a coherent and accessible heart.

This conclusion is consistent with the Urban Design and Conservation Officer's findings that Main Street lacks the civic presence expected of the principal village spine, the Village Core does not form a coherent or distinctive centre, and the character areas depend too heavily on changes in materials rather than genuinely different urban form.

Calling spaces "The Green", "East Square" and "West Square" does not by itself create a village centre. A genuine centre requires a concentration of community activity, public space, facilities, active frontages, landmark buildings and strong pedestrian connections. These elements should be brought together at the heart of the community, where they can support daily interaction and a recognisable sense of place.

The Parish Council considers that the present arrangement is poorly equipped to foster community life and requires fundamental redesign rather than minor cosmetic changes.

Source: Urban Design and Conservation Officer response, particularly the comments on Main Street, the Village Core, character areas and public realm.

6. Community and local-centre facilities north of the SCR

The Parish Council is concerned that important community and local-centre facilities are shown north of the Southern Connector Road, physically separated from most of the proposed homes by a major distributor road.

This risks creating facilities that are peripheral, poorly integrated, less accessible to children and less-mobile residents, and dependent upon delivery through separate land or future development phases. It also creates uncertainty about whether the facilities will be delivered at the time they are needed.

The Council does not speculate about the applicant's future intentions for the land. However, it requires clear evidence of:

- who will deliver the facilities and whether the necessary land is under effective control;
- the planning mechanism or legal obligation that secures their delivery;
- the occupation threshold and programme for opening each facility;
- safe and convenient pedestrian and cycle access across the SCR; and
- the consequences for residents if the facilities are delayed or not delivered.

A genuine village centre should be embedded within the community it serves and should not depend upon crossing the SCR or upon uncertain future delivery.

7. Landscape structure, surveillance and public realm

The Parish Council acknowledges that detailed public-open-space planting and management documents have been submitted. Its concern is not the precise species or treatment of every individual plot. The strategic concern is whether the landscape framework creates a coherent, safe and socially useful village structure.

The current proposals place substantial planting around the site edges, drainage features and retained woodland, while parts of the internal streets and proposed Village Core remain dominated by roads, parking, garages and crossovers. This reflects the Urban Design Officer's concern that parking reduces the space available for street trees, swales, rain gardens and hedges.

The principal walking routes, play areas and open spaces should be positively overlooked by surrounding homes. Landscaping should not create enclosed or concealed corridors that are screened from natural surveillance. The layout should allow residents to see and informally supervise important community routes and play spaces while still delivering ecological and visual benefits.

The Parish Council therefore seeks a stronger landscape-led structure, with better natural surveillance, more meaningful street trees and landscaped public spaces, reduced parking dominance and stronger integration between footpaths, play areas, public open space and the proposed community centre.

Sources: Urban Design and Conservation Officer response; Landscape Proposals - Public Open Space; Landscape Management Plan.

8. North-eastern Wanborough Road bell-mouth

The Site Layout shows a bell-mouth or access point at the north-eastern boundary with Wanborough Road that appears to be blocked to through movement. The Council is concerned that leaving this as a residual, blocked highway space could attract informal parking, dumping or fly-tipping and would miss an opportunity to improve walking connectivity.

The Parish Council asks that this location be reconsidered as a pedestrian connection to Wanborough Road and the adjoining public-rights-of-way network, subject to a proper highway and safety assessment. Such a connection could contribute to a useful circular walking route linking the development, Redlands, Wanborough Road and existing footpaths towards Wanborough.

The applicant should confirm the ownership and intended treatment of the bell-mouth, the reason for retaining it, how it will be physically secured and maintained, and whether a safe pedestrian connection can be provided.

Source: Current Site Layout and local site knowledge.

9. Noise and the Southern Connector Road

Environmental Health has concluded that the changes to dwellings beside the Southern Connector Road represent a significant material change and that the previous Noise Impact Assessment can no longer be relied upon. A revised assessment is therefore required.

This is particularly important because taller buildings, terraces, apartments and garages appear to be used partly as an acoustic buffer. The applicant must demonstrate acceptable internal and external noise conditions, including gardens and amenity areas, upper floors, ventilation and overheating implications, and the consequences of any reliance on closed windows or mechanical ventilation.

The application should not be approved before a revised Noise Impact Assessment has been submitted, consulted upon and accepted by Environmental Health.

Sources: Environmental Health Officer response; Design and Access Statement and Design Code Compliance Addendum.

10. Parking dominance and rural-edge treatment

The revised parking schedule may demonstrate numerical provision, but numerical compliance does not resolve the broader design concern. Frontage parking, garages and frequent crossovers continue to dominate parts of the street scene and reduce the space available for trees, hedges, SuDS and a high-quality public realm.

The north-eastern and rural edges also require a more convincing response to Wanborough Road, the countryside and the setting of Grade II listed Foxbridge Farm. The Parish Council supports the Urban Design Officer's request for stronger structural planting, greater variation in setbacks and building groups, reduced repetition and a more sensitive rural-edge character.

Sources: Urban Design and Conservation Officer response; Parking Schedule; Site Layout and landscape drawings.

11. Archaeology

The Parish Council notes that the County Archaeologist has not objected to the revised Reserved Matters layout. However, archaeological mitigation Condition 43 attached to the outline permission remains outstanding.

The Council requests confirmation that no intrusive works, enabling works or development capable of affecting archaeological remains will begin until Condition 43 has been fully discharged and the required mitigation has been implemented. The Council does not seek to overstate the consultee position, but considers the outstanding condition to be important and requiring firm control.

Sources: County Archaeologist comments from 2025 and 2026.

12. Education, healthcare, sewerage and wider infrastructure

The Parish Council remains seriously concerned that the development will generate substantial additional demand without clear evidence that essential infrastructure will be available at the point of need.

Education and healthcare

The planning authority should identify which primary schools, secondary schools and healthcare facilities are expected to serve the development, their current and forecast capacity, the funding secured for any additional provision, and the dates by which that provision will become operational. Occupation should not proceed ahead of the essential social infrastructure required to support the new population.

Foul sewerage

The Parish Council understands that the necessary foul-sewerage infrastructure may not be programmed for delivery for a considerable period. It therefore requests a definitive response from Thames Water confirming:

- the proposed foul-water connection;
- existing network and treatment capacity;
- any reinforcement required;
- the funding and delivery programme;
- whether homes may be occupied before the required works are completed; and
- whether any interim arrangements are proposed.

The Council does not rely on an unverified assertion about Thames Water's programme. Rather, it asks the local planning authority to obtain and publish a clear, current and definitive position before determining or permitting occupation of the development.

Infrastructure phasing

The applicant and planning authority should provide a single, clear infrastructure delivery schedule showing what is required, who is responsible, how it is funded, the trigger for delivery and what prevents occupation if the necessary infrastructure is delayed.

13. Requested action and conclusion

Wanborough Parish Council considers that the application should not be approved in its current form. The Council requests that the local planning authority either refuse the application or require substantial amendments and re-consultation before determination.

In particular, approval should not be granted unless and until:

- the Lead Local Flood Authority's "Not Approved" recommendation has been formally overcome through an acceptable revised drainage strategy;
- all highway, pedestrian, active-travel and vehicle-tracking concerns have been resolved on amended plans;
- the existing direct public-rights-of-way alignment has been reconsidered as a central and potentially enhanced active-travel route;
- a revised Noise Impact Assessment has been accepted by Environmental Health;
- the Village Core, Main Street, community facilities and public realm have been fundamentally redesigned to create a genuine village centre;
- the delivery, timing and accessibility of facilities north of the SCR have been clearly secured;
- the landscape framework has been revised to improve natural surveillance, street greening, public-space quality and rural-edge treatment;
- the north-eastern bell-mouth and opportunities for improved pedestrian connections have been properly reconsidered;
- archaeological Condition 43 is protected and appropriately controlled; and
- education, healthcare, foul sewerage and other necessary infrastructure have been shown to be funded, deliverable and available at the point of need.

Overall conclusion: The current proposal is smaller than the previous version, but its principal technical and spatial deficiencies remain. It does not yet demonstrate a safe, sustainable and properly serviced development, nor does it create the coherent village community promised by its title. The Council's objection is therefore maintained.

Appendix: principal documents and consultee material relied upon

- Lead Local Flood Authority / Drainage Engineer response.
- Transport Development Management response.
- Environmental Health Officer response.
- Urban Design and Conservation Officer response.
- Active Travel England response.
- County Archaeologist comments from 2025 and 2026.
- Design and Access Statement and Design Code Compliance Addendum.
- Current Site Layout and associated detailed layout plans.
- Parking Schedule.
- Landscape Proposals - Public Open Space.
- Landscape Management Plan.
- Wanborough Parish Council councillor briefing for Application S/RES/25/0233.

Yours faithfully,

L Evans

Parish Clerk

Wanborough Parish Council